

Notice of Completion

See NOTE Below

SCH # _____

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Harter Specific Plan and Yuba City Marketplace Recirculated Focused EIR

Lead Agency: Yuba City

Address: 1201 Civic Center Blvd.

Contact Person: Brian Trudgeon

City: Yuba City

Zip Code: 95993

Phone: 530-822-4704

County: Sutter

Project Location

County: Sutter

City/Nearest Community: Yuba City

Cross Streets: Highway 20 and Harter Road Total Acres: 180

Assessor's Parcel No.: The Specific Plan area encompasses Assessor's Parcels 59-010-77, 59-010-78, 59-010-79, 59-010-081, 59-010-082, 59-010-083, 59-010-090, 004-750-001, 004-750-002 and 004-750-003. The parcels specific to the 31.1-acre Yuba City Marketplace project include the following parcels: 59-010-077, 078, 079 and 090.

Within 2 Miles: State Hwy #: 20 and 99 Waterways: Feather River

Airports: NA

Railways: Union Pacific (on-site)

Schools: Yuba High School

Document Type

CEQA: NOP

Early Cons

Neg Dec

Draft EIR

Supplement/Subsequent

EIR (Prior SCH No. 2002042058)

other (Recirculated Focused EIR)

NEPA NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other

Local Action Type

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, Parcel Map, Tract Map, etc.)

Annexation

Redevelopment

Coastal Permit

Other

Development Type

Residential: Units 311-345 Acres 42

Office: Sq.ft. NA Acres 6 Employees

Commercial: Sq.ft. 1.2 mil Acres 13.6 Employees

Industrial: Sq.ft. _____ Acres 68 Employees

Educational

Recreational 6 acres

Water Facilities: Type _____ MGD

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ Watts

Waste Treatment: Type _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document

Aesthetic/Visual

Agricultural Land

Air Quality

Archaeological/Historical

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Land Use

Cumulative Effects

Other (Economic)

Present Land Use/Zoning/General Plan Use

Existing land use is Agricultural Holding (AH) and Light Industrial (LI). Proposed land use is Low Density Residential (LDR), Medium Density Residential (MDR), Public and Quasi-Public (P), Light Industrial (LI) and Institutional and Professional (IP) Park, Office Community Commercial (CC).

Project Description

The Harter Specific Plan and Yuba City Marketplace project is on 180 acres and is located north of the intersection of State Highway 20 at Harter Road in Yuba City. Of this acreage, the Yuba City Marketplace project consists of 31 acres.

This recirculated EIR is prepared at the request of the Yuba City in response to changed conditions relating to the development of the *Harter Specific Plan*. An EIR and Final EIR were prepared for the *Harter Specific Plan* in 2002/2003 by a consultant under contract to Yuba City (SCH#2002042058), but not certified by Yuba City because conditions had changed pertaining to the development of the

Harter Specific Plan. Therefore, as permitted by CEQA Guidelines Section 15088.5, this EIR is a “recirculated EIR”.

Harter Specific Plan

The *Harter Specific Plan* includes an amendment to the *Yuba City Urban Area General Plan* and correlating zone change. The General Plan amendment involves redesignating the property from Agricultural Holding (AH) and Light Industrial (LI) to Low Density Residential (LDR), Medium Density Residential (MDR), Public and Quasi-Public (P), Light Industrial (LI) and Institutional and Professional (IP) Park, Office Community Commercial (CC). An approximate 12-acre area on the westernmost portion of the project site will remain Low Density Residential (LDR). The Agricultural Holding designation is applied to rural or undeveloped areas on an interim basis where it is apparent that more intensive suburban or urban development will occur (Yuba City Zoning ordinance, Article 25). This district allows property to be used for agricultural purposes until more intensive development occurs. Implementation of the Specific Plan will also require a zone change from Agriculture Holding (A-H) and Light Industrial (M-l) to Single-Family Residence (R-1), Multiple-Family Residence (R-3), Commercial Office (C-O), Neighborhood Convenience Commercial (C-1), Community Commercial (C-2), General Commercial (C-3), Heavy Commercial/Light Industrial (C-M) and Public Facilities (PF). All zoning designations will have the Specific Plan (SP) Combining District.

Yuba City Marketplace

The Yuba City Marketplace project area is a part of the 180-acre Harter Specific Plan area and encompasses approximately 31 acres of the Specific Plan area.

As indicated in the project file and site plan, the applicant is proposing to develop four existing parcels within the Yuba City Marketplace project area. Ten separate buildings are proposed, and will comprise 360,547 square feet of retail space. Thirteen separate retail spaces will be provided within these buildings. The largest building is 203,622 square feet, which will be used by Wal-Mart. The remaining square footage will accommodate a gas station and an assortment of small, medium and large franchised, corporate owned and locally owned retail businesses (i.e., gas stations, restaurants, grocery, spa, hair, sports, books, clothing, etc.) associated with a commercial center of this size. Parking will be provided throughout the center and includes 1,870 spaces. Landscaped areas appear to be limited to the small pockets associated with the parking lot layout and street planters. This project includes a variance request to reduce the landscaped area.

Reviewing Agencies Checklist

- Resources Agency**
- Boating & Waterways
 - Coastal Commission
 - Coastal Conservancy
 - Colorado River Board
 - Conservation
 - Fish & Game
 - Forestry
 - Office of Historic Preservation
 - Parks & Recreation
 - Reclamation
 - S.F. Bay Conservation & Development Commission
 - Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
 - California Highway Patrol
 - CALTRANS District # _____
 - Department of Transportation Planning (headquarters)
 - Housing & Community Development
- Food & Agriculture**
- Health & Welfare**
- Health Services
- State & Consumer Services**
- General Services
 - OLA (Schools)
 -

<p>KEY</p> <p>S = Document sent by lead agency</p> <p>X = Document sent by SCH</p> <p><input type="checkbox"/> = Suggested distribution</p>
--

- Environmental Affairs**
- Air Resources Board
 - APCD/AQMD
 - California Waste Management Board
 - SWRCB: Clean Water Grants
 - SWRCB: Delta Unit
 - SWRCB: Water Quality
 - SWRCB: Water Rights
 - Regional WQCB #__ (_____)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
 - Native American Heritage Commission
 - Public Utilities Commission
 - Santa Monica Mountains Conservancy
 - State Lands Commission
 - Tahoe Regional Planning Agency
 - Department of Toxic Substances Control
 - Other: Cal. Horse Racing Board

Public Review Period (to be filled in by lead agency)

Starting Date: January 6, 2004

Ending Date: March 23, 2004

<p>Lead Agency</p> <p>Yuba City 1201 Civic Center Boulevard Yuba City, California 95993 530.822.4700</p>
--

<p>Applicant: Harter Partnership and Brown Group</p>

<p>For SCH Use Only:</p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p>Clearance Date _____</p> <p>Notes:</p>
--